



CROCKER VILLAGE

Sacramento, California
NWC Sutterville Road & Crocker Drive
230,000 S.F. Shopping Center

825 K Street, 3rd Floor
Sacramento, California
c 916.399.3221

Info@petrovichdevelopment.com

PETROVICH
DEVELOPMENT
COMPANY

OUR VISION

As the former western terminus of western pacifics transcontinental railroad, Crocker Village contained 1m tons of toxic soil that required 1.1 billion gallons of fresh water to clean and a 20-mile long train to transport the old soil offsite. As a smartgrowth infill development, Crocker Village has raised the bar on what it means to develop with a conscience.

With its delicate positioning between an affluent and the most underserved communities within the region, along with a prominent community college next door, the village has successfully knitted the diverse communities back together. Its aim is to not only provide services, employment and a sense of community to its neighbors, but to also serve as a model community for future developments.



PROJECT SUMMARY



- Retail GLA: 230k SF
- Adjacent to Sacramento City College with over 24k students and nearly 1,100 faculty
- \$12m pedestrian bridge connecting the college to Crocker Village
- Traffic Count (est) : 62k combined CPD at the Intersection of Sutterville Rd. and Crocker Dr.



Crocker Village is the first “Surban” mixed use infill project, with 500 new homes ranging from \$500k to \$2.5m.



THE S A R T



family



surban



home



community



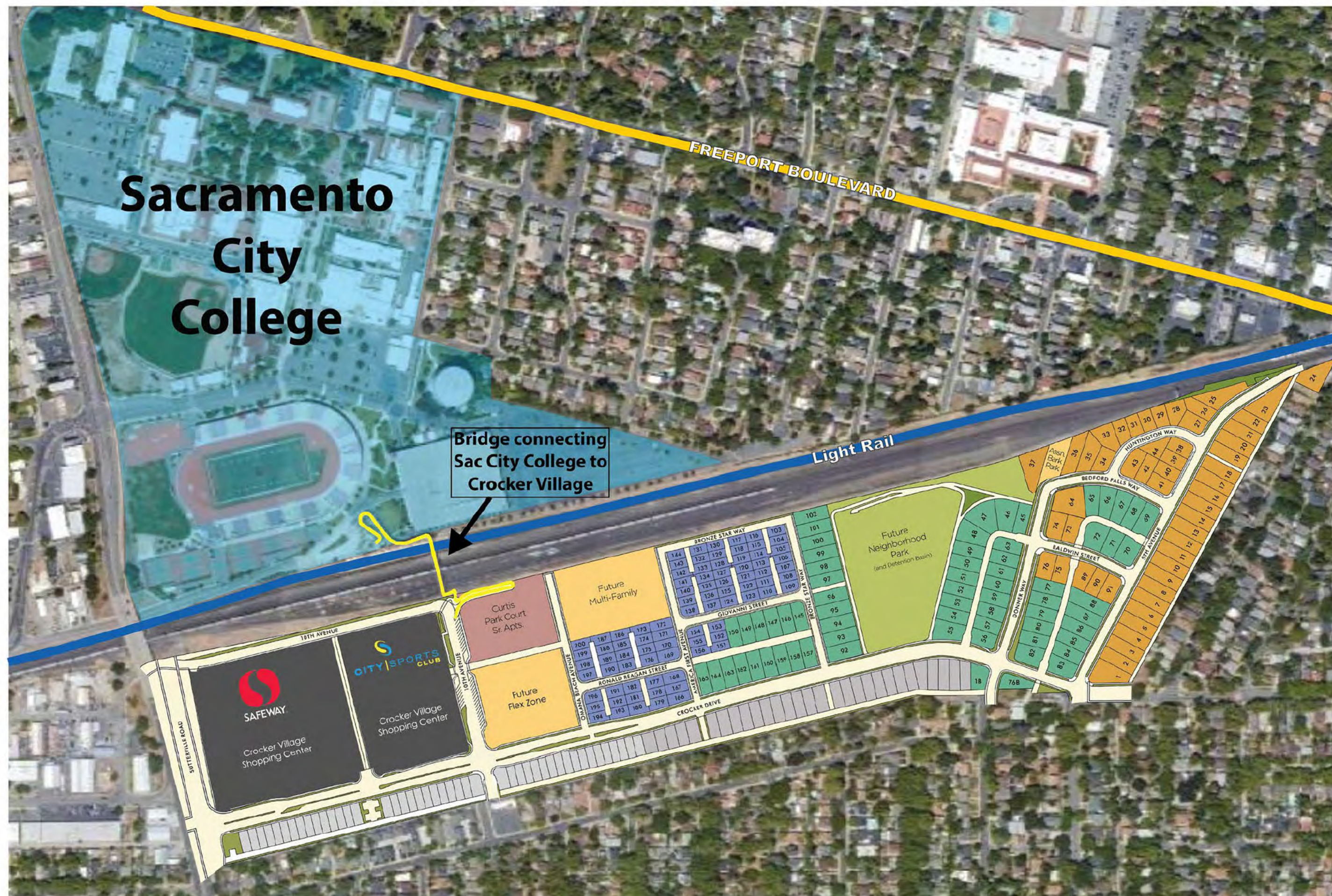
URBAN DEVELOPMENT



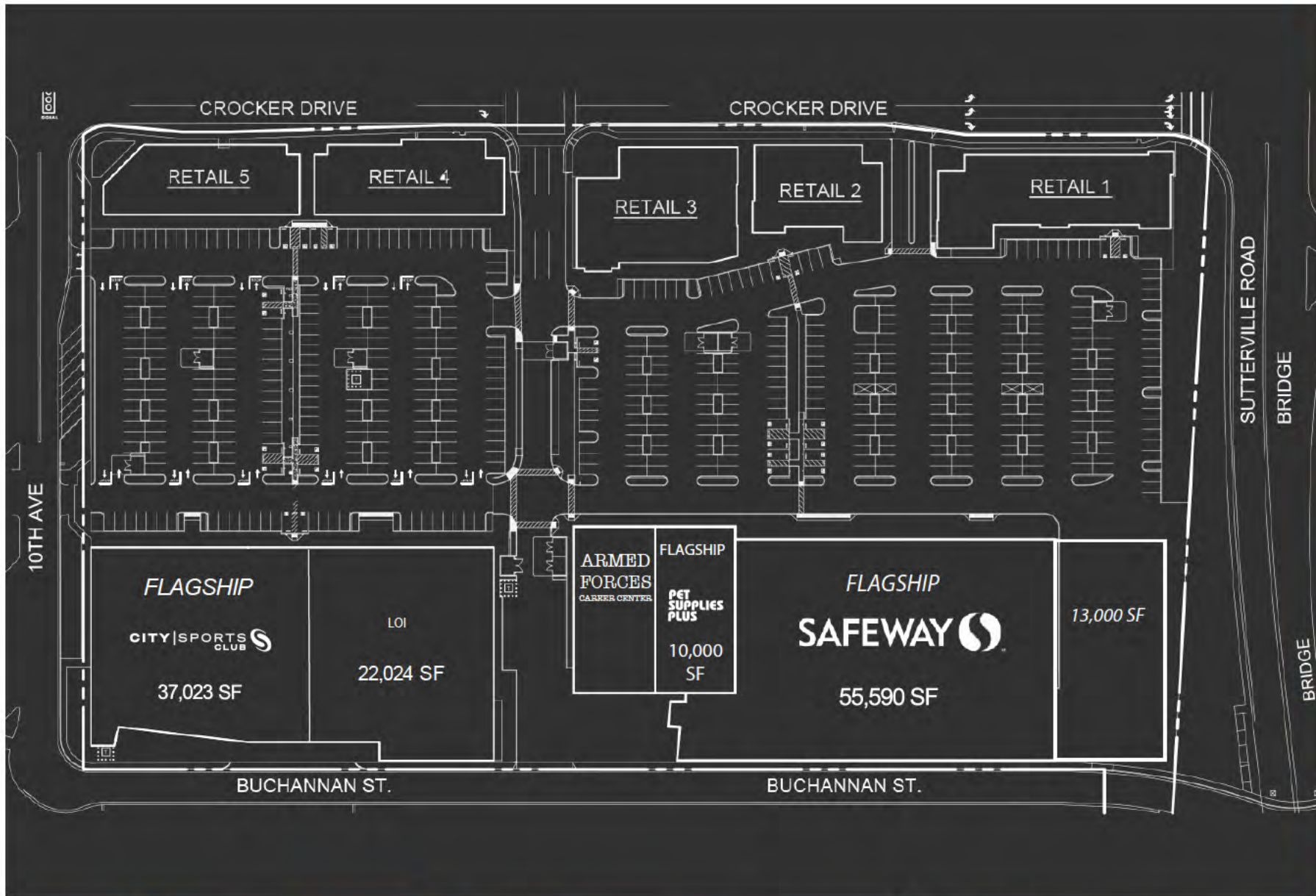
RETAIL CORRIDOR



SITE OVERVIEW



CROCKER VILLAGE RETAIL



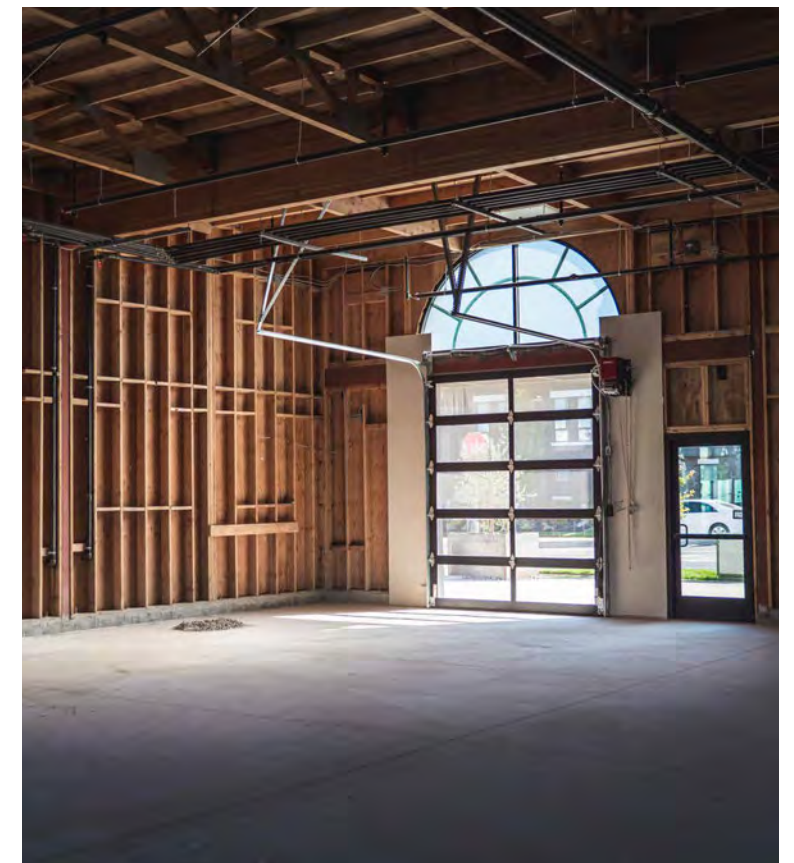
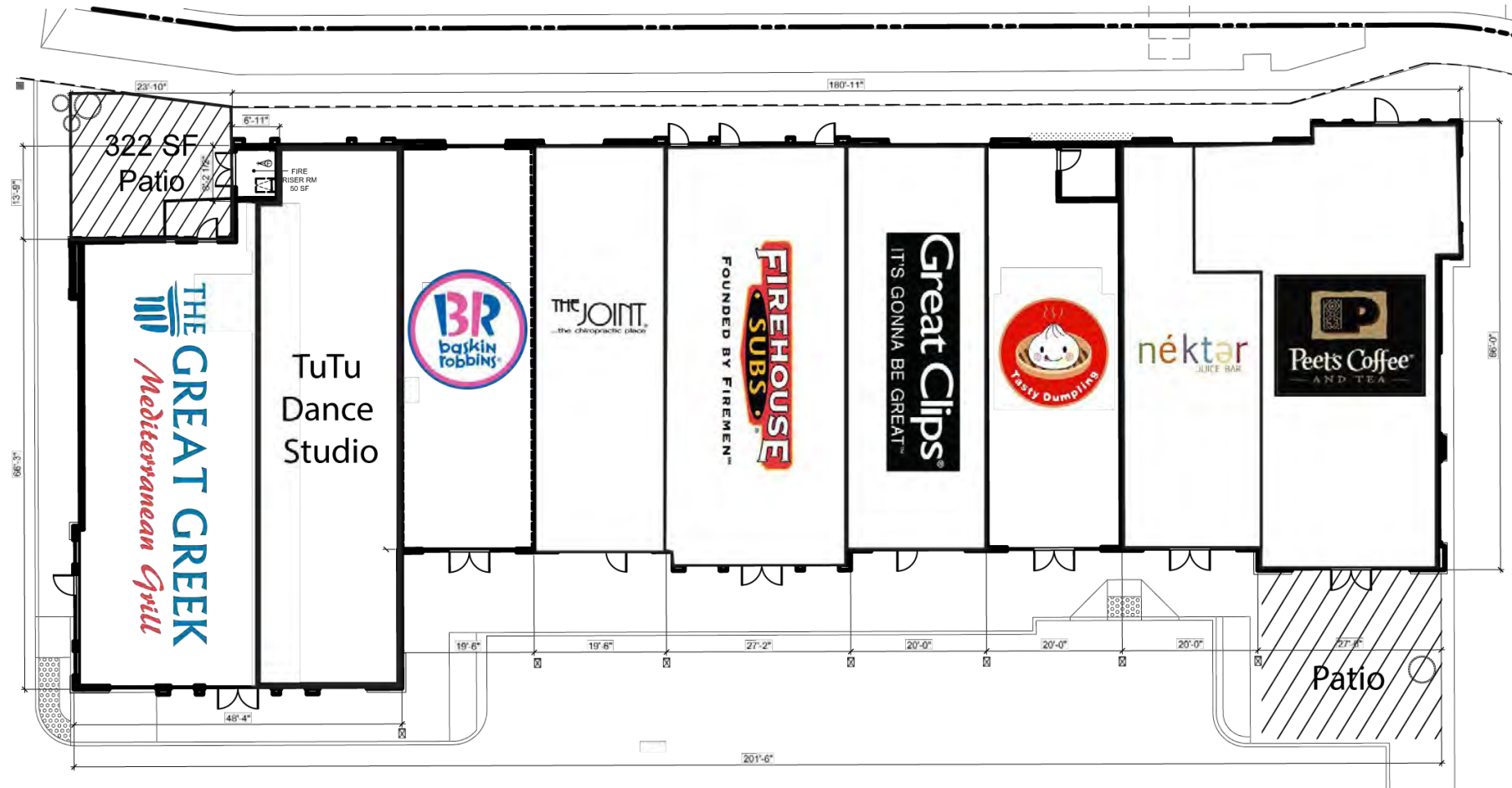
TENANT MIX



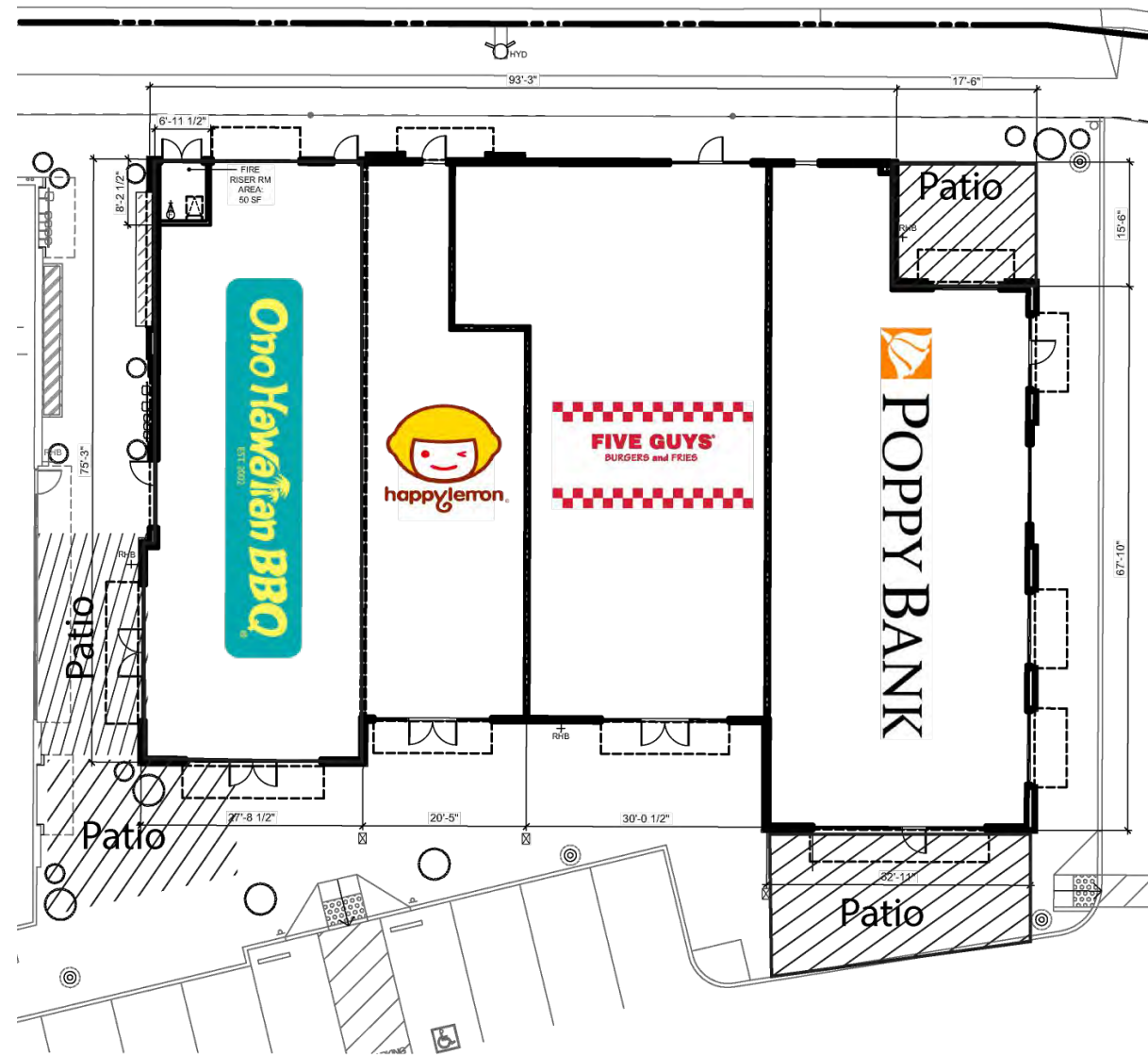
65' PYLON SIGN

ANCHOR SPACE	SF	Suite #	Status
Safeway	57,592		Now Open
Pet Supplies	10,000		Now Open
Armed Forces	7,000		Now Open
City Sports	37,000		Q3 2023 Opening
Michaels	15,800		LOFS
Available	9,760		Pending
Available Non Food	10,000	M1	Ground Lease or Build-to-Suit
RETAIL 1			
Peet's Coffee		170	Now Open
Nekter		160	Now Open
Tasty Dumpling		150	Now Open
Great Clips		140	Now Open
Firehouse Subs		130	Now Open
The Joint		120	Now Open
Baskin Robbins		110	Now Open
TuTu Dance Studio		105	
The Great Greek Rest		100	Q2 2023 Opening
RETAIL 2			
Poppy Bank		130	Q3 2023 Opening
5 Guys		120	Now Open
Happy Lemon		110	Now Open
Ono Hawaiian BBQ		100	Now Open
RETAIL 3			
Panda Express		140	Now Open
Pac Dental		130	Now Open
Banfield Pet Hospital		120	Now Open
SchoolsFirst		100	Now Open
PHASE 2			
RETAIL 4			
Available-end cap/patio	2,200	160	LOI
Park Life Nail Salon & Spa		140-150	Now Open
Somi Somi		130	Now Open
Removery-Tattoo Removal		120	Now Open
Chip Cookies		110	
Available	1,600	100	
RETAIL 5			
Real Estate Office		160	
Available	1,213	150	
Available	3,554	140	
Available	2,423	110	

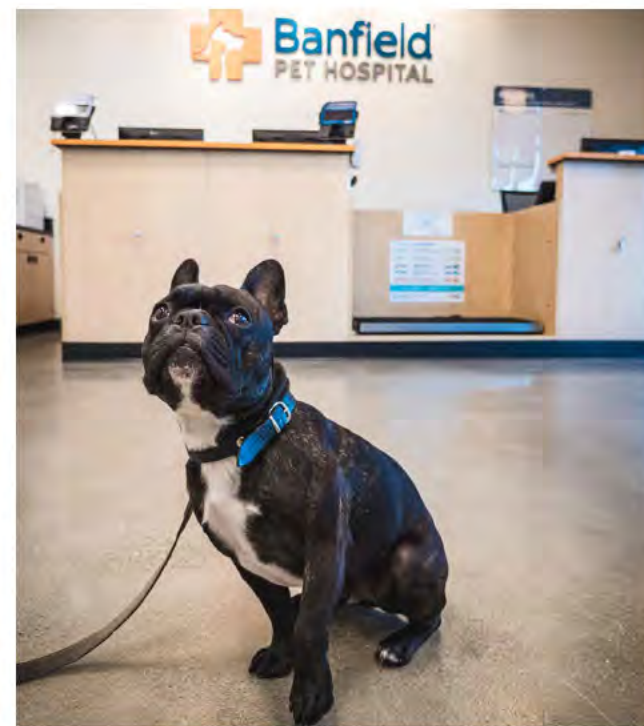
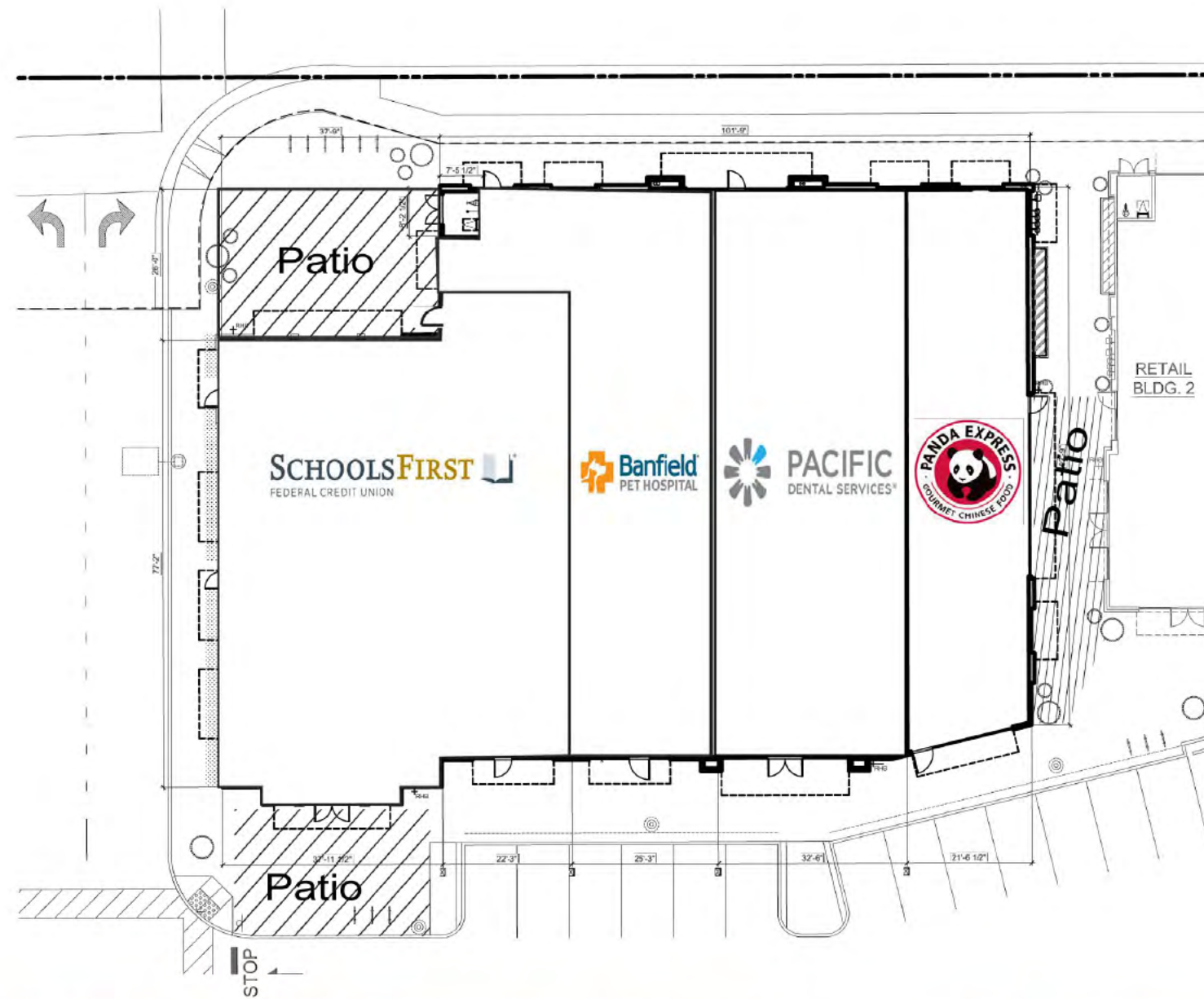
SHOPS 1



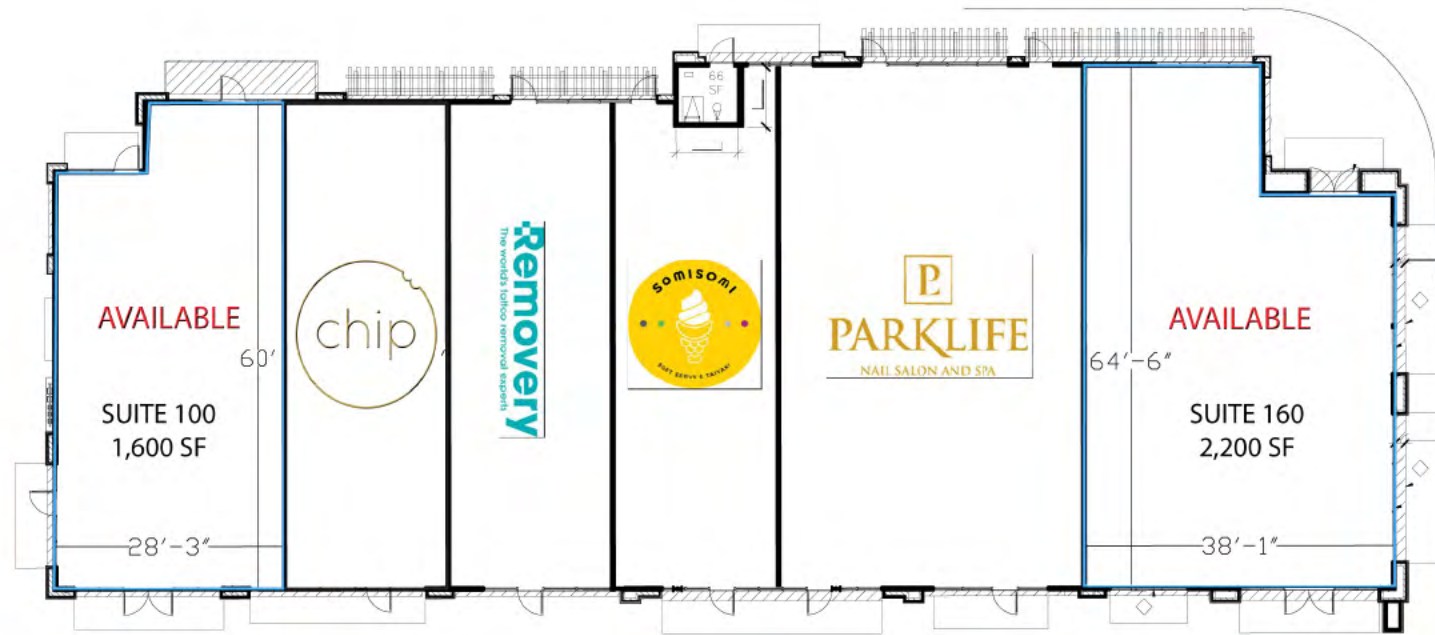
SHOPS 2



SHOPS 3



SHOPS 4



SHOPS 5

